

# Unit 2107 - Solaire at the Plaza

2107 - 155 S Court Ave, Orlando, FL, Orange 32801

## Unit Information

MLS Number: O6112418  
 Status: ACTIVE  
 Size: 730 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Covered, Electric Vehicle Charging Station(s), Guest  
 View: City, Water  
 List Price: \$300,000  
 List PPSF: \$411  
 Valuated Price: \$255,000  
 Valuated PPSF: \$349

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 305  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

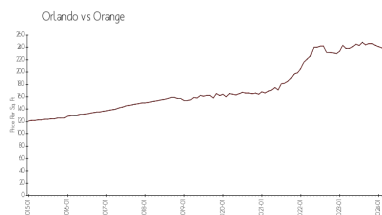
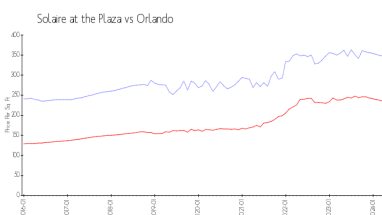
Solaire Residences  
 155 S. Court Ave.  
 Orlando, Florida 32801  
 Property Manager  
 P: +1 (407) 373.2494  
 F: +1 (407) 373.2493

<https://thesolaireattheplaza.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1507	730 sq ft	Dec 2023	\$293,000	\$401
2005	1,263 sq ft	Nov 2023	\$410,000	\$325
2103	615 sq ft	Oct 2023	\$235,000	\$382
2511	857 sq ft	Oct 2023	\$310,000	\$362
1208	837 sq ft	Sep 2023	\$292,500	\$349
2702	1,261 sq ft	Sep 2023	\$415,000	\$329
1302	1,261 sq ft	Sep 2023	\$385,000	\$305

## Market Information



Solaire at the Plaza: \$346/sq. ft.  
 Orlando: \$235/sq. ft.

Orlando: \$235/sq. ft.  
 Orange: \$246/sq. ft.



## **Inventory for Sale**

Solaire at the Plaza	4%
Orlando	2%
Orange	2%

## **Avg. Time to Close Over Last 12 Months**

Solaire at the Plaza	45 days
Orlando	45 days
Orange	45 days